

610 Bury Road, Bolton, BL2 6JA



Offers Around £210,000

Investment

Four bedroom HMO currently fully let to professional tenants.

The property is in excellent condition recently modernised to a high standard.

Situated close to Bolton Town Centre and University Campus. All rooms and lounge are fully furnished and has outside seating space with storage facility.

Currently making £21,000. approx. per annum.

Viewing by appointment only.

- Investment Property
- Fully Let
- Outside Space
- Gas Central Heating
- 4 Bedroom HMO
- Immaculate Presentation
- Double Glazed
- Making 10% Yield Gross.



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The property comprises:- Entrance hall bedroom 1, lounge diner, kitchen. To the first floor there are two bedrooms and a separate one room having its own small sitting room, bathroom, and a further bedroom to the top floor. Fully double glazed and gas central heating , Large front garden area fully paved and enclosed to the rear with seating area and storage.

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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
<i>Very environmentally friendly - lower CO2 emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO2 emissions</i>		
England & Wales	EU Directive 2002/91/EC	

